
Housing of the Working Classes
Acts.

Provisional Answers

TO QUERIES REGARDING PARTICULARS
AS TO

INSPECTION OF HOUSES

AND

HOUSING CONDITIONS

REQUIRED BY THE

Local Government Board.

Local Government Board,

Whitehall, S.W.,

February 27th, 1914.

Sir,—

For many years the housing of the working classes has been a subject of constant public discussion. The measures which have been taken have effected much improvement, but there is an almost universal agreement that many evils still remain to be remedied. With a view to determining the precise methods by which Parliament and the Administrative Departments can best assist the Local Authorities in their efforts to cure these evils, His Majesty's Government are anxious to obtain fuller information than is now available as to the extent and distribution of the defects with respect to which ameliorative measures are needed.

As the Council are aware, the provisions of Section 17 of the Housing, Town Planning, etc. Act, 1909, impose upon every Local Authority within the meaning of Part II of the Housing of the Working Classes Act, 1890, the duty of causing to be made inspection of their district, with a view to ascertain whether any dwelling-house therein is in a state so dangerous or injurious to health as to be unfit for human habitation, and the Order of the Local Government Board of September 2nd, 1910, prescribes the records to be kept of the inspection pursuant to the requirements of the Section referred to.

The Board direct me to enclose a Form showing the results of this inspection and other particulars to be filled up by the Local Authority, and to state that it is very desirable that it should be returned to the Board at the earliest possible date.

H. C. MONRO, Secretary.

The Form referred to, with Provisional Answers, is as follows:—

Question 1.—The estimated number of dwelling-houses in the district of the Local Authority.

Answer.—12,338.

Question 2.—The estimated number of dwelling-houses within the limit of rent applicable to the district under Section 14 of the Housing, Town Planning, etc. Act, 1909.

Answer.—11,132.

Question 3.—The number of dwelling-houses which have been inspected under and for the purpose of Section 17 of that Act and the particulars required by the Housing (Inspection of District) Regulations, 1910, duly recorded:—

(a.) Within the limit of rent applicable to the district under Section 14.

Answer.—1,516.

(b.) Above that limit.

Answer.—27.

N.B.—If in any district special provisions are contained in Local Acts of a similar character to those in Section 17, under which the Local Authority carry out their work instead of under that Section, this should be indicated and similar particulars given, care being taken to avoid duplication of entries.

Answer.—Not applicable to the district.

Question 4.—By what date can the inspection of dwelling-houses within the limit of rent above referred to be completed and the necessary records made?

Answer.—December, 1923.

Question 5.—How many of the dwelling-houses inspected were found to be in a state so dangerous or injurious to health as to be unfit for human habitation?

1. (a.) Within the limit of rent above referred to.

Answer.—237.

(b.) Above that limit.

Answer.—Nil.

2. How many of those houses are still in that state?

(a.) Within the limit of rent referred to.

Answer.—169.

(b.) Above that limit.

Answer.—Nil.

A Schedule identifying the several houses under (5) (2) (and in a Rural District, arranged under the names of Parishes) should be annexed.

Schedule to Question 5 (2).

Township.	No. of Houses.	Situation.
St. Andrew Auckland...	10	Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9 Coppycrooks, and Burn's Cottage, Fielden's Bridge
St. Helen Auckland ...	7	White Cottage, Nos. 1, 2, 3 Fan Blast Cottages, Nos. 1, 2 Shades Barn Cottages, 2 houses in The Barracks (all houses unoccupied)
Binchester	...	None inspected
Bolam	...	None inspected
Byers Green	...	6 5 houses in High Street, and 1 in Eland's Yard
Coundon	...	12 3 houses in Callaghan's Yard (1 unoccupied), 1 The Ship (unoccupied), Nos. 4, 5 Silver Street, Nos. 25, 26, 27, 28 Church Street, 7 Wharton Street, and 48 Collingwood Street
Coundon Grange	...	None inspected
Eldon	...	4 Eldon Bank Top
Escomb	...	6 Nos. 1, 2, 3, 4, 5, 6 Stackyard, Escomb Village (all unoccupied)
Evenwood and Barony	2	2 houses situated at the High End of Toft Hill (unoccupied)
Hamsterley	...	None inspected
Helmington Row	...	60 39 houses in Chapel Street (10 unoccupied), 1, 2 3, 4, 5, 6 Central Street, Sunnybrow; 10 houses Norwick Terrace, Bowden Close (3 unoccupied); 5 houses Military Row, Crook (4 unoccupied)
Hunwick & Helmington	2	1 house situated at North Beechburn and 1 house (unoccupied) in Crask's Yard off Chapel Street
Lynesack and Softley...		None inspected
Merrington	...	1 1 house Merrington Village
Middlestone	...	1 1 house Middlestone Village (unoccupied)
Middridge	...	None inspected
Middridge Grange	...	None inspected
Newfield	...	None
Newton Cap	...	None inspected
North Bedburn	..	2 2 houses The Hollow (unoccupied)
Old Park	...	None inspected
Pollard's Lands	...	None inspected
South Bedburn	...	None inspected
West Auckland	...	33 Nos. 30, 32, 34, 35, 36, 37, 38, 39 Toadpool; 6 houses known as Brewery Cottages; 23, 24, 25, 26, and 41 New Street (2 unoccupied); 10, 11, 12 Moses Yard; 1 and 2 Talbot Yard (unoccupied); 24, 25, and 26 Post Office Square (unoccupied); 67 and 68 Front Street (unoccupied); 39, 40, and 44 Front Street (unoccupied); and Fan Blast Cottage (unoccupied)

Township.	No. of Houses.	Situatiion.
Westerton	...	None
Whitworth Without	...	None inspected
Windlestone	...	None inspected
Witton-le-Wear	... 23	3 houses at Old Witton Park (unoccupied) ; 1 house Wear Valley Junction ; 19 houses situated at Victoria Cottages

Total 169 (unoccupied 51 houses).

Question 6.—How many of the dwelling-houses inspected, though not found to be in a state so dangerous or injurious to health as to be unfit for human habitation, were seriously defective from the point of view of danger to health or structural defaults ?

1. (a.) Within the limit of rent above referred to.

Answer.—434.

(b.) Above that limit.

Answer.—Nil.

2. And how many of those houses are still in such defective condition ?

(a.) Within the limit of rent above referred to.

Answer.—391.

(b.) Above that limit.

Answer.—Nil.

A Schedule identifying the several houses under 6 (2) (and in a Rural District, arranged under the names of Parishes) should be annexed and the nature of the main defects should be briefly indicated in each case.

Schedule to Question 6 (2).

ST. ANDREW AUCKLAND.

Situation of Houses.	No. of Houses.	Nature of Defects.
Peases St., South Church	12	(Nos. 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, and 23.) These are two-roomed cottages, each cottage having the following defects :—Ground floors defective.
Do.	15	(Nos. 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 25, 26, and 27.) These are three-roomed cottages. Each cottage has the following defects.—Ground floor defective, kitchen low, badly lighted with a defective window
Middle Street	... 14	Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14.) These are two-roomed cottages, having the following defects :—Ground floors defective, no proper drainage for roof and surface water
Perkins Street	.. 11	Nos. 1, 2, 3, 4, 5, 7, 9, 11, 15, 17, and 19.) These are three-roomed cottages, each having the following defects :—Ground floor defective, kitchen window defective, bedroom windows dilapidated, no drainage at front for roof and surface water

Situation of Houses.	No. of Houses.	Nature of Defects.
Perkins, Street ...	8	(Nos. 6, 8, 10, 12, 14, 16, 18, 20.) These are two-roomed cottages, each having the following defects:—Ground floors are defective, bedroom windows delapidated, no drainage at back for surface water

GENERALLY.—These 60 houses are provided with insanitary privy middens situated at the ends of the Rows. The houses have no yard accommodation and the streets at the time of inspection were a regular quagmire.

Fielden's Bridge ...	43	These are 43 two-storey houses, each house consisting of one living room and one sleeping room. The living room on the ground floor is badly lighted, the lighting area being 1-24th of the floor area. The bedroom on the first floor is of the attic type, the height varying from $4\frac{3}{4}$ feet at the eaves to $8\frac{1}{2}$ feet to the ridge. Across the room runs a beam less than 6 feet high from the floor. The lighting area to floor area is about 1-30th. The lower room ventilates directly into the upper room. In some of the houses the bedroom is without a fireplace. The following are some of the minor defects:—Defective roof and spouting, defective windows not in working order, defective plaster, bedroom badly lighted and ventilated, pantries and bedrooms unceiled, some of the staircases without handrails, paving defective. Yard accommodation consists of common open space at back of the houses
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ST. HELEN TOWNSHIP.

Front Street (occupier, John Pears) ...	1	Kitchen badly lighted and ventilated; no through ventilation; kitchen floor defective
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BYERS GREEN TOWNSHIP.

High Street ..	19	These houses are all back to back
No 14 High Street (East Side) ...	1	Consisting of three rooms and scullery. Kitchen floor defective, back bedroom of attic type, windows defective, insufficient light and ventilation
Nos. 12 and 13 High Street (East Side), (three rooms and scullery) ...	2	Back bedrooms of attic type, insufficient light and ventilation, back premises not paved or cemented
Back of High Street ...	2	(Occupiers, Sanderson and Smith.) Generally dilapidated and insufficient light
Thorpe's Yard, off High Street (house of two rooms) ...	1	No through ventilation (not well situated), with privy midden
Nos. 1 to 5 High Street (West Side) ...	5	Houses of three rooms, each having the following defects:—Kitchen floor defective, window too small; pantry in kitchen; parlour floor defective and window too small; bedroom low, of attic type, badly lighted and ventilated; no yard accommodation

Situation of Houses.	No. of Houses.	Nature of Defects.
Nos. 6 to 9 High Street ... (West side)	4	These houses are similar to Nos. 1 to 5, with defective spouting and privy middens in addition
Nos. 1 to 10 Harvey Street	10	Houses of three rooms. Bedrooms of attic type, low, badly lighted and ventilated; insanitary privy middens; no yard accommodation
Nos. 11 to 20 Harvey Street	10	Houses of two rooms. Defects similar to Nos 1 to 10
Nos. 1 to 11 Brockwell St	11	Houses of two rooms. Kitchen windows too small and in some cases in bad repair, and kitchen ventilates into bedroom; some of the floors are defective and damp; bedrooms of attic type, low, badly lighted and ventilated; no yard accommodation, and Nos. 1 to 3 have privy middens badly situated
Nos. 12 to 19 Brockwell St.	8	Houses of three rooms. Nos. 12, 13, 14, and 15; Ground floors in bad repair; bedrooms of attic type, low, badly lighted and ventilated; no yard accommodation. Nos. 16, 17, 18, and 19 similar, except the floors are in better repair in back kitchens
Nos. 1 to 6 Adamson's Terrace ...	6	Houses of 3 rooms. Ground floors and walls damp; bedroom of attic type, low, badly lighted and ventilated
No. 1 Wilkinson's Buildings ...	1	House of three rooms. Kitchen and scullery floors defective, windows out of repair; front bedroom window out of repair, and back bedroom low, badly lighted and ventilated
Nos. 2, 3, 4, 7, 8, 9 Wilkinson's Buildings ...	6	Houses of two rooms, except No. 9, which has four rooms. All back to back, therefore insufficient ventilation; and No. 4 has kitchen floor defective and damp walls, in addition to insufficient ventilation
No. 6 Wilkinson's Buildings ...	1	House of two rooms. Floor damp and defective; walls very damp; window and fireplace out of repair

COUNDON TOWNSHIP.

27 Wharton Street	...	1	Defective floor and no through ventilation
39 do.	...	1	Insufficient light and ventilation in back bedroom, defective floor in kitchen
44 do.	...	1	Damp walls, defective yard paving & spouting
50 do.	...	1	Defective roof, spouting, kitchen and scullery floors
51 do.	...	1	Damp walls, defective windows and spouting
52 do.	...	1	Damp walls, defective spouting and no proper pantry
54 do.	...	1	General dilapidation

Situation of Houses.	No. of Houses.	Nature of Defects.
76 Wharton Street	... 1	Damp walls and insufficient light
77 do.	... 1	Defective roof, insufficient light, no proper pantry
78 do.	... 1	Insufficient light and ventilation, pantry under-stairs
79 do.	... 1	Insufficient light and ventilation, defective paving
80 do.	... 1	Insufficient light and ventilation, defective roof and paving
81 do.	... 1	Damp walls, general dilapidation
89 do.	... 1	Insufficient light and ventilation, out of repair
90 do.	... 1	Damp walls
1 & 2 North Street	... 2	Damp walls
5 Maughan's Yard	... 1	Defective yard paving and kitchen floor, and damp walls
4 Marshall's Yard	... 1	Defective roof and windows, unsatisfactory pantry
6 do.	... 1	Damp walls, back wall against earth bank
9 do.	... 1	Only a single apartment without through ventilation
3 Park Terrace, Coundon Gate	... 1	Damp walls and defective windows
5 do.	... 1	Defective kitchen and scullery floors, windows and roof defective
7 Silver Street, Coundon	1	Insufficient light, insufficient sanitary conveniences
9 do.	... 1	Kitchen light insufficient
10 do.	... 1	Damp walls
8 Gurlish Lane, East	... 1	Damp walls, defective roof, back bedroom walls dilapidated
14 do.	... 1	Back to back with insufficient sanitary conveniences
15 do.	... 1	Back to back with insufficient sanitary conveniences
21 do.	... 1	Damp walls and general dilapidation
22 do.	... 1	Damp walls and general dilapidation
24 do.	... 1	Damp walls

EVENWOOD AND BARONY TOWNSHIP.

Top of Copeland Row	... 6	(Houses occupied by Stokeld, Rains, Towers, Walls, Armstrong and Maughan, no numbers) The defects are.—Defective roof and spouting, damp walls, defective windows, dangerous stepladder to Towers' house, badly lighted and ventilated rooms, floors defective
Hawthorn House	... 1	(House occupied by Robinson) Roof defective, bedroom ceiling defective, kitchen floor defective, yard paving defective

Situation of Houses.	No. of Houses.	Nature of Defects.
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HELMINGTON ROW TOWNSHIP.

High Jobs Hill			
Dawson's Yard	...	8	(Seven of these houses are two-rooms and one of three rooms.) All the houses are back to back with insufficient light nad ventilation, and some structural defects
Harrison's Yard	...	2	(Houses of two-rooms.) Defects similar to those in Dawson's Yard
Adamson's Yard	...	4	(Houses of two-rooms.) Defects similar to those in Dawson's Yard
End of Cross Row	...	1	(House of four rooms.) Kitchen and parlour floors and walls very damp

HUNWICK AND HELMINGTON TOWNSHIP.

Front Street, Hunwick	...	20	(Thirteen houses of two-rooms and seven of three-rooms.) All the houses are back to back with insufficient light and ventilation, and in several cases floors and windows defective
Back of Chapel Street	...	2	(Houses of three-rooms.) Back to back and damp walls
Chapel Street	...	2	(Houses of three-rooms.) Floors and windows defective and insufficient light
Chapel Street	...	22	(Ten houses of two-rooms and twelve of three-rooms.) All these houses are back to back with insufficient light and ventilation and in some cases damp, with other structural defects
Oxford Street	...	12	(Ten houses of two-rooms and two of three-rooms.) All these houses are back to back with insufficient light and ventilation and some are out of repair

GENERALLY.—All the above houses in Hunwick are provided with closet accommodation on the conservancy system, without proper access for scavenging.

Nos. 1 to 16 Quarryburn Row	...	16	(Eleven houses of two-rooms, one of three-rooms and four of four-rooms) All the bedrooms to these houses are of the attic type, low, with insufficient light and ventilation. Seven of these houses have step ladders to the bedrooms, not staircases, and six with defective floors
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MERRINGTON TOWNSHIP.

Merrington	...	7	(Four houses of two-rooms and three of three-rooms.) All back to back with other structural defects
Do.	...	9	(One of two-rooms, six of three-rooms and two of four-rooms.) These houses are all damp and four of these are in bad repair in addition to being damp
Do.	...	5	(Two have two-rooms and two have three-rooms and one has four-rooms.) Insufficient light and want of general repairs

Situation of Houses.	No. of Houses.	Nature of Defects.
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MIDDLESTONE TOWNSHIP.

Middlestone Village	...	1 (House of two-rooms.) On ground floor, damp, with no through ventilation
Nos. 4, 5, 6, 17, 18 & 19, Durham Street	...	6 (Two houses of two-rooms and four of three-rooms.) All the houses are back to back and dilapidated

NORTH BEDBURN TOWNSHIP.

Mill Hills Farm	...	1 (House of three-rooms.) Damp walls and floor and one bedroom over stable
Fir Tree	...	2 (House of four-rooms.) Insufficient light and general dilapidation. (House of two-rooms.) Insufficient light, defective floors, damp walls, and fire-place dilapidated

WESTERTON TOWNSHIP.

Nutter's Buildings	...	11 Houses all of four rooms or three-rooms and good scullery, and all in a very dilapidated condition.
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WEST AUCKLAND TOWNSHIP.

Post Office Square	...	2 (Nos. 17 & 18.) Defective ground floors, defective windows, lighting defective, bedroom ceilings defective, sanitary convenience without proper access
Do.	...	3 (Nos. 21, 22 & 23.) Roof defective, ground floors defective, staircase dilapidated, and no handrail, defective windows, rooms badly lighted, insanitary privy middens
Moses Yard	..	1 (No. 9.) Bedroom ceiling defective, sanitary convenience without proper access
Fletcher's Yard	...	2 (Nos. 10 & 11.) Ground floors defective, bedroom walls and floors damp, defective yard paving, want of drainage in yard to take off roof and surface water, insufficient ash closet accommodation and without proper access for cleansing purposes
Salisbury Square	...	4 (Nos. 9, 19, 24, and house occupied by Bradley, (no number.) Defective ground floors and damp walls
Batey's Yard	...	1 (No. 4.) Defective roof, damp walls, defective kitchen floor, and windows not in working order
Front Street	...	2 (Nos. 119 & 120.) Kitchen walls, ceilings, floors and windows defective, walls damp, no proper drainage, insanitary privy midden, no yard accommodation

Situation of Houses.	No. of Houses.	Nature of Defects.
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WEST AUCKLAND TOWNSHIP. (Continued)

Toadpool	... 3	(Nos. 29, 31 & 33.) Defective windows, defective ground floors, sculleries and pantries unceiled and defective, rooms badly lighted and ventilated, doors dilapidated, spouting defective at back, stepladder (dangerous) to back bedroom to house No. 29.
New Street	... 12	(Nos. 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15 & 16.) These are 12 back to back houses containing two rooms and a small boxroom each. The ground floors are defective, windows defective, pantry under staircase with small window into passage. One ash-closet for two houses and no proper access to ash-closets for cleansing purposes.

Question 7.—The number of vacant houses suitable for persons of the working classes and in all respects reasonably fit for human habitation?

Answer.—Eleven houses.

A Schedule of these houses should be annexed giving the following as to each house, viz., address (including, in a Rural District, the name of the Parish), character, (e.g. tenement, flat, etc.), rent, accommodation.

Schedule to Question 7.

There are no vacant houses in the following townships:—St. Helen Auckland, Binchester, Bolam, Byers Green, Coundon, Coundon Grange, Eldon, Hamsterley, Helmington Row, Hunwick and Helmington, Merrington, Middridge Grange, Middlestone, Newton Cap, North Bedburn, Old Park, Pollard's Lands, South Bedburn, Westerton, Whitworth Without and Windlestone.

The following townships have vacant houses in all respects reasonably fit for human habitation :—

St. Andrew Auckland, Paddy's Row, 1 house,	Woodhouse Close, 2 houses	Total 3
West Auckland, 22, 27, 28, 30, New Street, 4 houses,	Nursery ..	8
		11

In the following townships there are vacant houses but owing to no great demand, these houses have not been kept in repair;—

St. Andrew Auckland, Escomb (a large number), Evenwood and Barony, Lynesack and Softley (a large number), Middridge (a large number), West Auckland, Witton-le-Wear (a large number).

In the township of Newfield, owing to the closing down of a colliery, a number of houses have become vacant.

Question 8.—The number of houses which are overcrowded on the basis adopted in the Census Returns, viz., more than two persons to a room.

Answer.—238 houses out of 1543 inspected.

A Schedule should be annexed, in the case of a Rural District, giving separate information under this heading as regards each Parish in the district.

Schedule to Question 8.

Township.	NUMBER OF HOUSES			Overcrowded of those	
	In Township	Inspected	Inspected	inspected	
Auckland, St. Andrew	... 1154	... 144	... 38	...	38
Auckland, St. Helen	... 329	... 336	... 23	...	23
Binchester	... 11	... —	... —	...	—
Bolam	... 26	... —	... —	...	—
Byers Green	... 499	... 193	... 33	...	33
Coundon	... 1426	... 225	... 39	...	39
Coundon Grange	... 787	... —	... —	...	—
Eldon	... 338	... 4	... 2	...	2
Escomb	... 593	... 6	... —	...	—
Evenwood and Barony	... 1014	... 68	... 8	...	8
Hamsterley	... 107	... —	... —	...	—
Helmington Row	... 1061	... 125	... 31	...	31
Hunwick and Helmington	... 596	... 115	... 11	...	11
Lynesack and Softley	... 573	... —	... —	...	—
Merrington	... 197	... 39	... 3	...	3
Middlestone	... 433	... 9	... 2	...	2
Middridge Grange	... 14	... —	... —	...	—
Middridge	... 100	... —	... —	...	—
Newfield	... 254	... 11	... 3	...	3
Newton Cap	... 232	... —	... —	...	—
North Bedburn	... 536	... 12	... 3	...	3
Old Park	... 154	... —	... —	...	—
Pollard's Lands	... 261	... 1	... —	...	—
South Bedburn	... 50	... —	... —	...	—
West Auckland	... 918	... 208	... 38	...	38
Westerton	... 123	... 21	... 2	...	2
Whitworth Without	... 17	... —	... —	...	—
Windlestone	... 40	... —	... —	...	—
Witton-le-Wear	... 495	... 26	... 2	...	2
	12,338	1,543	238		

Question 9.—Number of New Houses which in the opinion of the Local Authority is required to provide any necessary accommodation for persons of the working classes in the district and the nature and extent of such accommodation, *e.g.* separate houses, tenements, number of rooms.

Answer.—?

A Schedule should be annexed, in the case of a Rural District, giving separate information under this heading as regards each Parish in the district, and also in the case of a Borough or Urban District of extensive area, showing approximately the part of the Borough or District where the accommodation is required.